

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	482 Westview Rd.	Date:	October 13, 2015
Perm. Parcel No:	811-25-025	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Louis and Ellen Vascek	Maximum Occupancy:	8 persons
Mail to:	Bill Vascek	Property:	Legal Conforming [X]
	4418 Timberdale Dr.		Legal Non-Conforming []
	Stow, OH 44224		Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially behind garage.
2. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout. (Back of house and window sills.)
3. All porches must be properly maintained and painted and equipped with handrails if more than 30" high. Make all necessary repairs to the front porch accordingly. Stain/paint the porch handrail assembly.
4. Tuck-point or completely reconstruct the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.

GARAGE:

1. Scrape and paint the entire garage or install new vinyl siding on garage.
2. Scrape and paint or completely replace the overhead door. Repair windows in the overhead door.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. All exterior light fixtures must be properly maintained and operate normally.
4. All exterior receptacles must be GFCI protected and weather-proof.
5. Trim all trees, bushes and/or shrubbery on the property, especially around house and along back property line.
6. Power wash all window and door awnings and scrape and paint if needed.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

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GENERAL GARAGE ITEMS:

1. Make all necessary repairs to the garage window(s) and related frames and trims. Install new window.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace the lower half of the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. **NOTE:** If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
2. Remove and replace 16 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
3. Replace 1 square of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
4. Level 1 square of public sidewalk.
5. Replace 2 squares of front service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.
6. Replace the concrete curb when performing apron repair or replacement.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.
2. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
3. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
4. All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).
5. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets. Check all electrical outlets throughout.
6. Replace all damaged/missing electric outlets, switches and cover plates.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

GENERAL HVAC ITEMS:

1. Replace the obsolete gas valve at the dryer and stove with the correct ¼-turn gas shut-off valve.
2. Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.

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BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
3. Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
4. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
5. Scrape and paint the basement walls with block-filler paint.

KITCHEN ITEMS:

1. Clean the kitchen flooring.
2. GFCI-protected electrical outlets must be present on both sides of the sink. Install an additional outlet on the left side of the sink.
3. Clean, repair and disinfect the kitchen cabinets.
4. Install new flexible gas connectors behind the stove.
5. Install a new gas valve on the stove supply line behind the stove.

BATH ITEMS:

1. Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
2. Install a new tile floor.
3. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings. Remove peeling wallpaper.
4. Caulk base of toilet leaving 1/2" in rear without caulk.
5. Replace wax seal on toilet.
6. Repair or replace counter top.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint.
2. Clean and disinfect the entire house, including the basement.
3. Remove the worn and soiled carpeting throughout and disinfect the floor surfaces.
4. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
5. Repair and/or secure or replace the handrail to the second floor stairs.
6. Install a new smoke detector on the first and second floor levels and in all sleeping rooms.
7. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of EIGHT (8) occupants (total of both adults and children)